

Staff Summary Report



City Council Meeting Date: 10/06/05

Agenda Item Number:

SUBJECT: This is the introduction and first public hearing by Brownstone at Hyde Park for an Amended Planned Area Development Overlay, located at 589 South Roosevelt Street.

DOCUMENT NAME: 20051006dsrl01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Introduce and hold the first public hearing for **BROWNSTONE AT HYDE PARK (CC050070)** (Namwest, LLC., property owner) **#SPD-2005.88** for a Second Amended Planned Area Development Overlay to add three (3) units, totaling 65 dwelling units in the R1-PAD (Single-Family Residential Planned Area Development) District on 3.29 net acres, located at 589 South Roosevelt Street.

PREPARED BY: Ryan Levesque, Planner II (480-858-2393)

REVIEWED BY: Steve Venker, Planning and Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions 1-3.
Planning Commission – Approval (vote 6-1)

ADDITIONAL INFO: This is a request for Brownstone at Hyde Park, including a Second Amended Planned Area Development Overlay to modify a proposed detached single unit and replace it with three (3) new units, including a community pool. The site is located north of University Drive and south of 5th Street, between Roosevelt and Wilson Street. The previous Planned Area Development included sixty-two (62) brownstone style units and one (1) single-family unit, that was considered potentially historic eligible as a contributing property. The remaining development is currently under construction. The applicant held a neighborhood meeting on August 31, 2005. Residents were in attendance, providing input on the project. Staff has also received separate comments from the public. Staff recommends approval of the request subject to conditions. On September 13, 2005, the Planning and Zoning Commission recommended approval.

